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UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 4
343 COUTLAND STREET, N.E.
ATLANTA, GEORGIA 30365

Site:	
Break:	8.2
Other:	DD

July 22, 1996

4WD-SSRB

MEMORANDUM

SUBJECT: Request for Concurrence
Notice of Intent to Delete
Gold Coast Oil NPL Site
Miami, Florida

FROM: Brad Jackson *BJ*
Remedial Project Manager
South Superfund Remedial Branch

THRU: Richard D. Green, Acting Director
Waste Management Division

James S. Rutzen

TO: John H. Hankinson, Jr.
Regional Administrator

The purpose of this memorandum is to request concurrence from the Regional Administrator on the attached Notice of Intent to Delete for the Gold Coast Oil National Priorities List Site ("the Site"), located in Miami, Florida. EPA Headquarters, Office of Emergency and Remedial Response, and the Florida Department of Environmental Protection (FDEP) have been consulted and concur with the intended deletion of this site from the NPL. A copy of FDEP's concurrence letter is enclosed for your review.

The Site is the location of a former solvent reclamation facility. Following the closure of the facility, a removal action was conducted to abate an imminent threat posed by the presence of approximately 2500 deteriorated drums of waste, bulk storage tanks of wastes, and contaminated soil. A Record of Decision (ROD) for this Site was signed on September 11, 1987, and provided for the removal of contaminated soil which posed a long-term threat to human health and groundwater. The ROD also provided for a groundwater recovery, treatment, and disposal system to reduce elevated levels of volatile organic compounds (VOCs) to within regulatory standards.

In 1990, remediation of the soils was completed, and the groundwater recovery, treatment, and disposal system was implemented. The groundwater remediation system has reduced total VOCs levels by three orders of magnitude. Operation of the air stripping system ceased in March 1994, but additional soil excavation and treatment of the groundwater was required in November

1994, to attain final compliance. Post-treatment monitoring confirm compliance with the cleanup criteria set forth in the ROD.

The South Superfund Remedial Branch (SSRB) recommends deletion of this site from the NPL. Should you have any questions or need additional information, feel free to contact me at extension 6236.

Attachments (2)

cc: Brad Jackson, SSRB
Marlene Tucker, ORC



Department of Environmental Protection

Lawton Chiles
Governor

Twin Towers Office Building
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Virginia B. Wetherell
Secretary

July 8, 1996

Mr. John Hankinson, Jr.
Administrator
United States Environmental Protection Agency
Region IV
3454 Courtland Street, Northeast
Atlanta, Georgia 30365

Dear Mr. Hankinson:

The Florida Department of Environmental Protection (FDEP) has reviewed the Gold Coast Oil Site Close Out Report and agrees with the EPA's recommendation to delist the Gold Coast Oil site from the National Priorities List.

Site data indicate that soil exceeding health based criteria or potentially acting as a source of groundwater contamination has been removed. The most recent data confirms that site groundwater meets State drinking water standards as specified in the Record of Decision. We understand that EPA will require at least two more monitoring events, one approximately concurrent with delistment and one a year later, to confirm that site conditions remain protective.

We appreciate the opportunity to have worked with EPA on this successful project.

Sincerely,

Ginger

Virginia B. Wetherell
Secretary

VBW/mc

40 CFR Part 300

National Oil and Hazardous Substance Contingency Pollution Plan; National Priorities List Update

ACTION:

Notice of Intent to Delete the Gold Coast Oil Site from the National Priorities List (NPL); Request for Comments.

SUMMARY:

EPA, Region IV, announces its intent to delete the Gold Coast Oil Site (Site) in Miami, Dade County, Florida, from the NPL and requests public comment on this action. The NPL constitutes Appendix B, 40 CFR Part 300; the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) promulgated by the United States Environmental Protection Agency (EPA) pursuant to Section 105 of the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA), as amended. EPA and the State of Florida (State) have determined that all appropriate response actions under CERCLA have been implemented by the Potentially Responsible Parties and that no further response actions are needed. Moreover, EPA and the State have determined that the remedial actions conducted at the Site to date have been protective of public health, welfare, and the environment.

DATES:

Comments on the proposed deletion from the NPL should be submitted no later than (30 days from the date of publication in the Federal Register).

ADDRESS:

Comments may be mailed to Brad Jackson, Remedial Project Manager, South Superfund Remedial Branch, Waste Management Division, EPA, Region IV, 345 Courtland Street, N.E., Atlanta, GA 30365.

Comprehensive information on this Site is available through the EPA, Region IV, public docket located at the regional office. The deletion docket is available for viewing, by appointment, from 9:00 a.m. to 4:00 p.m., Monday through Friday, excluding holidays. Requests for appointments or copies of the background information from the EPA regional office should be directed to Debbie Jourdan, EPA, Region IV, docket office at 345 Courtland Street, N.E., Atlanta, Georgia, 30365. Ms. Jourdan may also be contacted by telephone at (404) 347-5059, extension 6217.

Background information from the regional public docket is also available for viewing at the Site information repository located at Florida International University, University Park Campus Library, Rm. AT-235, Miami, Florida, 33199. Appointments can be scheduled to review the documents locally by contacting the library at (305) 348-2463.

FURTHER INFORMATION CONTACT:

Brad Jackson, Remedial Project Manager, EPA, Region IV, 345 Courtland Street, N.E., Atlanta, Georgia, 30365, (404) 347-2643.

SUPPLEMENTARY INFORMATION:

I. Introduction

EPA, Region IV, announces its intent to delete the Gold Coast Oil Site from the NPL (Appendix B of the NCP), and request comments on this proposed deletion. EPA identifies sites that pose a significant threat to public health, welfare, or the environment and maintains an inventory of these sites through the NPL. Sites on the NPL may be the subject of remedial actions financed by the Hazardous Substances Superfund Response Trust Fund (Fund). Pursuant to Part 300.66(c)(8) of the NCP, any site deleted from the NPL remains eligible for Fund-financed remedial actions if new or changing conditions warrant such actions.

EPA will accept comments concerning the proposed deletion of this site from the NPL until (30 days from pub. in FR).

II. NPL Deletion Criteria

The NCP establishes the criteria that the Agency uses to delete sites from the NPL. In accordance with 40 CFR Part 300.425(e), releases may be deleted from the NPL where no further response is appropriate. In making this determination, EPA will consider, in consultation with the State of Florida, whether any of the following criteria are met:

- Responsible or other parties have implemented all appropriate response actions required; or
- All appropriate Fund-financed responses under CERCLA have been implemented and no further cleanup by responsible parties is appropriate, or
- The remedial investigation has shown that the release poses no significant threat to public health, welfare, or the environment and, therefore, undertaking of additional remedial measures is not appropriate.

III. Deletion Procedures

EPA, Region IV, will accept and evaluate public comments before making a final decision to delete this Site from the NPL. Comments from the local community may be the most pertinent to the deletion decision. The following procedures were used for the intended deletion of this Site:

- EPA, Region IV, has recommended deletion and has prepared the relevant documents.
- The State has concurred with the deletion decision.
- Concurrent with this National Notice of Intent to Delete, a local notice has been published in local newspapers and has been distributed to appropriate federal, state, and local officials and other interested parties.
- The Region has made all relevant documents available in the Regional Office and local site information repository.

Deletion of a site from the NPL does not itself, create, alter, or revoke an individual's rights or

obligations. The NPL is designed primarily for information purposes and to assist Agency management. As mentioned in Section II of this Notice, 40 CFR Section 300.425(e)(3) provides that deletion of a site from the NPL does not preclude eligibility for future Fund-financed response actions.

The comments received during the notice and comment period will be evaluated before the final decision to delete. The Region will prepare a Responsiveness Summary, if necessary, which will address any comments received during the public comment period.

A deletion occurs when the EPA Regional Administrator publishes a notice in the Federal Register. The NPL will reflect any deletions in the next final update. Public notices and copies of the Responsiveness Summary will be made available to local residents by Region IV.

IV. Basis for Intended Site Deletion

The Gold Coast Oil Site is the former location of an oil reclamation facility that operated over an 11-year period. The Site is approximately two acres in size and is located in a mixed commercial, industrial, and residential area of Miami, Florida. Poor housekeeping practices and improper disposal of wastes resulted in extensive contamination of surface and subsurface soils at levels that posed a threat to human health, welfare and/or the environment. The underlying Biscayne aquifer, a sole source of drinking water for Dade County, was also extensively contaminated at levels in excess of Federal and State Drinking Water Standards. Concern for the potential threat to the public and

impact on the local drinking water supply prompted the inclusion of the Site on the National Priorities List (NPL) in September 1983.

Numerous studies were undertaken by EPA and the potentially responsible parties which documented the nature and extent of contamination. The scope and results of these studies was summarized in detail in the Interim Site Close Out Report and in other documents contained in the Site file. Community involvement and the scope of community relation activities were also documented in the Interim Site Close Out Report.

Soil remediation began in March 1989, with the excavation and offsite disposal of 683 tons of contaminated soils and hardened waste sludge. An additional 200 cubic yards of contaminated soil was excavated and removed for offsite disposal in March 1990. As discussed in the Interim Site Close Out Report, sampling and analysis of soil samples verified compliance with the ROD cleanup criteria.

A comprehensive system of groundwater monitoring, recovery, and disposal was implemented in July 1990. Contaminated groundwater was recovered through a series of wells and treated onsite with a dual column air stripping system for the removal of volatile organic compounds. The treated groundwater was returned to the aquifer through onsite injection wells, upgradient of the recovery system.

Contaminant levels were reduced dramatically within the first year of operation of the system. Several modifications were eventually made to the groundwater recovery system to enhance its effectiveness. A summary of analytical results that document the performance of the remedial system is provided in the Site Close Out Report, February 1996.

EPA, in consultation with the State, concluded that the groundwater recovery system had achieved its goal in significantly reducing contaminant levels within the aquifer, and that continued operation of the recovery system would not provide any further reduction in contaminant levels. The system was deactivated and placed in a monitoring mode on March 15, 1994.

The groundwater recovery and treatment system recovered and treated over 80 million gallons of water. Operation of the system reduced contaminant levels by approximately 99 percent and essentially eliminated the dissolved plume.

Monitoring of the Site during the period May through November 1994, indicated continued compliance with the groundwater performance criteria, with the exception of periodic exceedances of TCE and PCE in the two shallow wells located near the center of the former plume. These periodic exceedances represented a very small, isolated, areas of contamination. It was theorized that these exceedances may be the result of residual VOC contamination in soil overlying the groundwater. However, soil gas analysis conducted in proximity to monitoring wells MW-11 and MW-13, in November 1994, did not indicate the presence of any residual contamination in the unsaturated zone.

In a final effort to attain permanent compliance with the performance criteria at monitoring wells MW-11 and MW-13, the soil surrounding the wells was excavated below the water table. The excavations were approximately 15-feet square by 15-feet deep. Although a composite soil sample from each excavated stockpile did not indicate the present of any TCE or PCE, initial sampling of the groundwater in the pits indicated elevated levels of TCE and PCE. The pits remained open for several months and the water was treated using a portable compressor and air spargers. A summary of the analytical results of the sampling of groundwater from the pits was provided in the Close Out Report, February 1996.

As documented in the Close Out Report, TCE and PCE concentrations decreased with time and stabilized at levels within the performance criteria specified in the ROD. At that time, the groundwater remediation was determined to be complete, and the pits backfilled with clean fill.

Cleanup of the Gold Coast Oil site is complete. Approval of this Close Out Report will serve as certification of completion of all remedial activities at the Gold Coast Oil Site. Based on the success of the remedial action, only one year of post-certification monitoring will be performed. Should the data indicate no significant increase in the contaminant levels relative to the findings of the "clean closure" monitoring, the post-certification monitoring may cease. However, should the post-certification monitoring show significant increases in the contaminant levels relative to the "clean closure" monitoring, EPA may extend the length of the post-certification monitoring. The commitment by the PRPs to perform post-certification monitoring is provided for in the Consent Decree and the plans for monitoring described in a letter from the PRPs consultant to the EPA

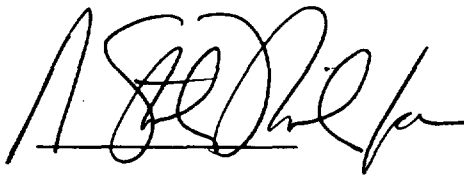
Remedial Project Manager dated April 17, 1992. Performance of the Post-Certification monitoring, however, does not preclude the deletion of this Site from the NPL.

Removal of all hazardous substances from the Site resulted in unlimited use and unrestricted exposure at the Site. As a result, no institutional controls were necessary at the Site. Since, the long-term groundwater response action was not certified as complete within the time period for the first Five-Year Review, a review was conducted and concluded that the remedy had been effective in attaining the remedial goals and that no further remedial response was necessary.

EPA, in consultation with the State, has determined that all necessary response actions, including final attainment of the groundwater cleanup criteria, have been met as specified in OSWER Directive 9320.2-3A. Specifically, confirmatory sampling has verified that the ROD cleanup objectives for the soil and groundwater have been achieved and the Site is protective of public health, welfare and the environment. These documents are available for review by calling the Regional Office at (404) 347-2643.

7/22/96

Date

A handwritten signature in black ink, appearing to read "John H. Hankinson, Jr.", written over a horizontal line.

John H. Hankinson, Jr.

Regional Administrator

USEPA, Region IV